

CITY OF PERRIS

MINUTES: City Council, Redevelopment Agency,
Perris Public Finance Authority &
Perris Public Utilities Authority
Date of Meeting: 13 July 2004
Time of Meeting: 6:00 p.m.
Place of Meeting: City Council Chambers

1. CALL TO ORDER

The Honorable Mayor Busch called the Joint City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority Meeting to order.

6:10 p.m. Called to Order

2. ROLL CALL:

Council Members Present: Yarbrough, Landers, Motte, Rogers, Busch

All Councilmembers present.

Staff Members Present: City Manager Apodaca, City Attorney Dunn, Community Development Director Barnes, City Engineer Motlagh, Finance Manager Rose Tam, Police Chief Kestell and City Clerk Rey.

Staff Members Present.

3. INVOCATION:

D. Hernandez
Baha' I Group of Perris
P.O. Box 303
Perris, Ca

Reverend D. Hernandez led the invocation.

4. PLEDGE OF ALLEGIANCE:

Councilman Yarbrough led the Pledge of Allegiance.

Councilmember Yarbrough led the Pledge of Allegiance.

5. PRESENTATIONS/ANNOUNCEMENTS:

Bart Hayashi, Meritage Homes, gave a presentation regarding street detour on Rider Street due to installation of sewer line.

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Mayor Busch requested that City Engineer Habib Motlagh bring Council up to date on this matter.

Mayor Busch requested that City Engineer Habib Motlagh bring Council up to date on this matter.

City Engineer Motlagh stated he was aware of the anticipated thirteen weeks Meritage stated that this project would take; however, he would like to see this accomplished in less time. He also informed the City Council that this would work without a signal at Rider and Evans. He asked them to perform all improvements conditioned on Rider in the same amount of time. City Engineer Motlagh stated that if they could shrink the amount of time necessary from 13 weeks, then he would be in full support of the project.

City Engineer Motlagh informed Council that if Meritage could accomplish the project in less than the 13 weeks anticipated, he would then be in full support of the project.

Mayor Busch asked City Attorney Eric Dunn if there was any action needed at this time.

Mayor Busch asked City Attorney Dunn if there was any action needed at this time.

City Attorney Eric Dunn responded that the item was listed under presentation simply because City Engineer Habib Motlagh was concerned and knew that Council was aware of this as such a significant detour. City Attorney did not see any reason the Council could not discuss with the Developers why they needed the time shortened.

City Attorney Dunn responded that there was no reason Council could not discuss with Developers why they needed the time frame shortened.

Mr. Hayashi expressed his reluctance to present a schedule that was unable to be kept. He reminded Council that this was a 30-foot-deep sewer. There would be special shoring that needed to be done as well as some safety concerns. He further stated that Meritage did not anticipate any groundwater; however, if groundwater did come up, there could be a delay. Meritage and Barratt American would both like to beat the schedule but do not want to indicate a time frame they could not meet.

Mr. Hayashi expressed reluctance to present a schedule unable to be kept.

COUNCIL COMMENTS:

Councilmember Yarbrough asked City Engineer Motlagh what the City could do to help expedite this project. He expressed concern with the school traffic.

Councilmember Yarbrough asked what the City could do to help expedite this project.

City Engineer Motlagh stated that he understood the concern with traffic during school. He noted citizens are provided with two accesses, but there would be some confusion for a while. He stated that he has been reviewing their street improvements, but felt Meritage was not waiting on them, but for the action to go ahead. City Engineer Motlagh wanted Council and the public to understand that the company was trying to beat the anticipated 13-week schedule.

City Engineer Motlagh stated that he understood the concern with traffic during school. He noted the two different accesses for the public, but wanted Council and the public to understand the company is trying to beat the anticipated 13- week schedule.

Mayor Busch questioned what the start and finish dates would be for the anticipated 13 weeks.

Mayor Busch questioned what the start and finish dates would be for the anticipated 13 weeks.

Mr. Hayashi stated it would depend on the approval process. They could start the detour work prior to the improvement work.

Mr. Hayashi stated it would depend on the approval process.

Mayor Busch questioned how far through the opening of the school year the project would be continuing.

Mayor Busch expressed concern for school opening soon and how long the project would take.

Mr. Hayashi stated the project would still be going on through mid-October. He stated that there would be access there; however, drivers could not expect to be driving at 50 miles per hour.

Mr. Hayashi stated the project would still be going on through mid-October.

Mayor Busch asked if the signal light would be in at Rider and Ramona Expressway during this project.

Mayor Busch asked if the signal light would be in at Rider and Ramona Expressway during this project

City Engineer Motlagh responded that the signal at Rider and Evans would not help, but would actually make the situation worse.

City Engineer Motlagh responded that the signal at Rider and Evans would make the situation worse.

Mayor Busch stated he was speaking about the signal all the way at the end of Ramona Expressway.

Mayor Busch explained that he was speaking about the signal all the way down at the end of Ramona Expressway.

City Engineer Motlagh stated that he just asked Mr. Ochoa and was informed before the meeting that the signal at the end of Ramona Expressway will be in before school starts.

City Engineer Motlagh stated that Mr. Ochoa promised him the signal would be in before school starts.

Mayor Pro Tem Landers expressed concern of the project on Nuevo starting in another 30 days. He questioned why we give them 45 days and then charge them a certain amount for every day they are over the schedule. He wanted to know why this project was different than the Nuevo Road Project.

Mayor Pro Tem Landers expressed concern over this project taking longer than the Nuevo project. He questioned what made this project different from Nuevo Road.

City Engineer Motlagh stated that he was a little surprised with the 13 weeks anticipated for the project as well.

City Engineer Motlagh stated he was a little surprised with the 13 weeks as well.

Mayor Pro Tem Landers stated that pressure needs to be put on the company to get this project finished sooner than 13 weeks. He stated that 13 weeks was too long.

Mayor Pro Tem Landers stated pressure needed to be placed on the company to get this job done sooner.

Mr. Hayashi stated that they do want to beat the schedule. He explained that it is in Meritage's best interest to get it finished because this detour goes straight over their proposed Phase I and they expect approval within a month and would like to be grading there.

Mr. Hayashi stated they do want to beat the schedule. He explained it is in Meritage's best interest to finish quickly because the detour goes straight over their proposed Phase I and they expect approval within a month to start grading there.

Mayor Busch questioned why this project was not started right when school was out.

Mayor Busch questioned why this project was not started right when school was out.

Mr. Hayashi stated that the plans were still being developed at that time.

Mr. Hayashi stated that the plans were still being developed at that time.

City Engineer Motlagh stated that EMWD had to prepare and process plans.

City Engineer Motlagh stated that EMWD had to prepare and process plans.

Mayor Busch questioned why the Nuevo project is taking such a shorter amount of time than this one, when they are going down 30 feet as well and have the same street improvement conditions.

Mayor Busch questioned why the Nuevo project is taking such a shorter amount of time than this project.

City Engineer Motlagh stated this project was even shorter.

City Engineer Motlagh stated that this project was even shorter.

Mr. Hayashi stated they would have to do street improvements.

Mr. Hayashi stated they would have to do street improvements.

City Engineer pointed out that they have the same improvements and that the Nuevo project is actually tougher to deal with.

City Engineer Motlagh pointed out that they have the same improvements and Nuevo project is actually tougher to deal with.

Mr. Hayashi stated he needs their contractors. He just did not want to promise a schedule they could not keep.

Mr. Hayashi stated he needs their contractors. He stated he did not want to promise a schedule they could not keep.

City Engineer Motlagh conveyed that the City could place the same type of conditions as were placed on the Nuevo project with this project.

City Engineer Motlagh conveyed that the City could place the same type of conditions as were placed on the Nuevo project with this project.

Mayor Busch asked Mr. Hayashi if he had a contractor yet.

Mayor Busch asked Mr. Hayashi if he had a contractor yet.

Mr. Hayashi answered no.

Mr. Hayashi replied no.

City Engineer Motlagh stated they would do the best they can with what they have to work with. Maybe they could use the same contractors.

City Engineer Motlagh stated they would do the best they could with what they have to work with.

Mr. Lou Ochoa addressed the Council and stated that Barratt American would be hiring the contractor and supervising the performance of the work. He stated So-Cal Pipeline is one of the contractors, as well as several other very qualified contractors. His understanding is that they need approval from City Engineer and then to EMWD. Next would be signing the plans and then a pre-job meeting. The process from plans is about two weeks. He stated they would like to have the minimum impact on the schools.

Mr. Lou Ochoa addressed the Council and stated that Barratt American would be hiring the contractor and supervising the work. They would like to have the minimum impact on the schools.

Councilmember Yarbrough asked if there was anything the City could do to help as far as construction times that would help.

Councilmember Yarbrough asked if there was anything the City could do to help as far as construction times.

Mr. Ochoa stated they could look at that when they go to have the pre-job meeting with the contractor to see what could help in expediting the project out of the street.

Mr. Ochoa stated they could look at that when they go to the pre-job meeting with the contractor.

Councilmember Yarbrough stated it would be of help if they could consider weekends or whatever is necessary.

Councilmember Yarbrough stated it would be of help if they could consider weekends or whatever is necessary.

City Engineer Motlagh stated that he was not insinuating that EMWD was holding up the process. He noted that they are just part of the required process that has to be gone through.

City Engineer Motlagh stated that he was not insinuating that EMWD was holding up the process. He noted they are just part of the required process.

Mr. Ochoa stated it is a joint developer agreement with EMWD along with the City so it is a little more complicated than the typical plan.

Mr. Ochoa stated it is a Joint Developer Agreement with EMWD along with the City so it is a little more complicated than the typical plan.

Mayor Busch pointed out that the area code is going to change July 17th to area code 951, but the calls will continue to be routed for a period of time through October 30th.

Mayor Busch pointed out that the area code is going to change July 17th to area code 951, but the calls will continue to be routed for a period of time through October 30th.

6. APPROVAL OF THE MINUTES:

Approval of the minutes of the Joint City Council, Redevelopment Agency, PPFa and PPUA held June 29, 2004.

*Minutes of June 29, 2004
Approved 5-0*

M/S/C: (Landers/Yarbrough) to approve the minutes of the City Council, Redevelopment Agency, Perris Public Finance Authority and Perris Public Utilities Authority held on June 29, 2004.

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

7. CONSENT CALENDAR:

PUBLIC COMMENT: None

No Public Comment

Mayor Busch called for any comments regarding Consent Calendar items only.

Mayor Busch called for any comments regarding Consent Calendar items only.

Councilmember Motte stated that he needed to abstain from item A.

Due to a conflict of interest, Councilmember Motte stated that he needed to abstain from Item A.

Mayor Pro Tem Landers stated that he also needed to abstain from Item A as well.

Due to a conflict of interest, Mayor Pro Tem Landers stated he also needed to abstain from Item A as well.

- A. The Second Reading of Proposed Ordinance Number 1132 entitled:

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2004-3 (MONUMENT RANCH) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN IMPROVEMENT AREA NO. 1 AND IMPROVEMENT AREA NO. 2 OF SAID DISTRICT.

Second Reading of Ordinance 1132 authorizing the levy of a special tax within Improvement Area No. 1 and Improvement Area No. 2 of said district. (Monument Ranch)

- B. To adopt Resolution Number 3255 approving the amendment to the March Joint Powers Authority Agreement.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING AMENDMENT #9 TO THE MARCH AIR FORCE BASE JOINT POWERS AUTHORITY AGREEMENT.

Resolution Number 3255 approving Amendment # 9 to the March Air Force Base Joint Powers Authority Agreement.

- C. To approve Proposed Resolution Number 3256 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, REQUESTING THE GOVERNOR APPROPRIATE FUNDING TO SUPPORT THE APPOINTMENT OF ADDITIONAL JUDICIAL OFFICERS FOR RIVERSIDE AND SAN BERNARDINO COUNTIES.

Resolution Number 3256, requesting the Governor appropriate funding to support the appointment of additional judicial officers for Riverside & San Bernardino Counties.

- D. To approve the Lease Agreement between the Perris Unified High School District and the Redevelopment Agency.

- E. Approval of the Warrants.

M/S/C: (Rogers/Yarbrough) to approve the Consent Calendar as presented.

Approved: 5-0, with abstentions noted on item A. Mayor Pro Tem Landers and Councilmember Motte both abstained from item A.

AYES: Yarbrough, Landers, Motte, Rogers, Busch

NOES:

ABSTAIN: Landers & Motte, item A only

8. PUBLIC HEARINGS:

- A. Consideration and discussion to adopt Resolution Number 3257, introduce the first reading of Ordinance 1133 and approve Negative Declaration Number 2147 amending the General Plan Map by re-designating 80 acres of land designated RR/A Rural Residential/Agricultural to a mix of R4 Residential and R7 Residential and approving Tentative Tract Map 31407 (04-0043) to subdivide the entire 80-acre site into 243 lots for single-family residential development located at the southwest corner of Metz Road and Webster Avenue. Applicant: Pacific Communities.

Resolution Number 3257, First Reading of Ordinance 1133, and approving Negative Declaration 2147 amending the General Plan Map by re-designating 80 acres of land designated RR/A to a mix of R4 and R7 and approving TTM 31407 (04-0043) to subdivide the entire 80-acre site into 243 lots for single-family residential development located at the southwest corner of Metz Road and Webster Avenue.

The Proposed Resolution Number 3257 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION (2147); GENERAL PLAN AMENDMENT NO. 04-0083 TO CHANGE THE LAND USE DESIGNATION FROM RR/A RURAL RESIDENTIAL/AGRICULTURAL TO 27.78 ACRES OF R4 RESIDENTIAL AND 52.22 ACRES OF R7 RESIDENTIAL AT THE SOUTHWEST CORNER OF METZ ROAD AND WEBSTER AVENUE; AND, TENTATIVE TRACT MAP 31407 (04-0043) TO SUBDIVIDE THE ENTIRE 80 ACRES SITE INTO 243 RESIDENTIAL PARCELS, AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution Number 3257 approving Mitigated Negative Declaration 2147, General Plan Amendment No. 04-0083 to change the land use designation from RR/A to 27.78 acres of R4 Residential and 52.22 acres of R7 Residential at the southwest corner of Metz Road and Webster Avenue; and Tentative Tract Map 31407 (04-0043) to subdivide the entire 80-acre site into 243 residential parcels, and making findings in support thereof.

Introduced by: Community Development Director Olivia Barnes

Community Development Director Mrs. Olivia Barnes introduced the General Plan Amendment accompanied by the zone change and Tract Map. She stated the project would contain 2.5 acres of improved park. It does provide recreation needed by the community that is being developed. The project requires a basin to be installed for handling of drainage and flush issues. She stated they are heavily conditioned to provide access to the site from San Jacinto and Metz Road. The Planning Commission has fully considered this and would recommend that Council adopt a Resolution which would approve the initial study and the applications subject to the conditions of approval.

Community Development Director Olivia Barnes stated The project would contain a 2.5 acre of improved park

City Engineer Habib Motlagh stated that his conditions were already Reflected; therefore, he did not have any additional comments.

City Engineer Habib Motlagh stated that his conditions were already reflected; therefore, he did not have any additional comments.

Community Development Director Olivia Barnes stated that the Developer was present and would like to comment.

Community Development Director Olivia Barnes stated that the Developer was present and would like to comment.

Mayor Busch called for any other staff comment.

Mayor Busch called for any other staff comment.

PUBLIC COMMENT:

No Public Comment.

Nelson Chung with Pacific Communities stated he was delighted to work with the City of Perris.

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Mayor Busch asked if there were any additional comments on this business item.

Mayor Busch asked if there were any additional comments on this business item.

Councilmember Motte inquired as to the price level of the homes.

Councilmember Motte inquired as to the starting price level of the homes.

Mr. Chung stated that in Moreno Valley they were starting in the \$300,000 range.

Mr. Chung stated the homes start in the \$300,000 range.

M/S/C: (Yarbrough/Landers) to adopt Resolution Number 3257, approving Mitigated Negative Declaration 2147; General Plan Amendment No. 04-0083 to change the land use designation from RR/A to 27.78 acres of R4 residential and 52.22 acres of R7 residential at the southwest corner of Metz Road and Webster Avenue; and Tentative Tract Map 31407 to subdivide the entire 80-acre site into 243 residential parcels, and making findings in support thereof..

Adoption of Resolution 3257, approving Mitigated Negative Declaration 2147, Tentative Tract Map 31407.

Approved: 5-0

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

The proposed Ordinance Number 1133 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NO. 04-0084 TO CHANGE THE ZONING DESIGNATION ON 80 ACRES OF LAND AT THE SOUTHWEST CORNER OF METZ ROAD AND WEBSTER AVENUE FROM RR/A RURAL RESIDENTIAL/AGRICULTURAL TO 27.78 ACRES OF R4 RESIDENTIAL AND 52.22 ACRES OF R7 RESIDENTIAL, AND MAKING FINDINGS IN SUPPORT THEREOF.

Ordinance Number 1133 approving Zone Change No. 04-0084 to change the zoning designation on 80 acres of land at the southwest corner of Metz Road and Webster Avenue from RR/A to 27.78 acres of R4 Residential and 52.22 acres of R7 Residential, and making findings in support thereof.

Mayor Busch called for a motion

Mayor Busch called for a motion.

M/S/C: (Yarbrough/Landers) to approve the First Reading of Proposed Ordinance Number 1133:

Approving First Reading of Proposed Ordinance 1133.

Approved: 5-0

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

B. Consideration and discussion to adopt Resolution Number 3258, introduce the First Reading of Ordinance 1134 and approve Negative Declaration amending the General Plan that would revise the Riverwoods Specific Plan, allowing for the development of 696-750 dwellings units on 227 acres located between Mapes Road and Ethanac Road, west of River Road and east of McPherson Road. Applicant: Benchmark Pacific.

Adoption of Resolution Number 3258, introduce First Reading of Ordinance 1134, and approve Negative Declaration amending the General Plan that would revise the Riverwoods Specific Plan, allowing for the development of 696-750 dwelling units on 227 acres located between Mapes Road and Ethanac Road, west of River Road and east of McPherson Road.

Introduced by: Community Development Director, Olivia Barnes

Community Development Director, Olivia Barnes, stated that there had been several different owners since 1990 when the original plan was

Community Development Director, Olivia Barnes, gave important details regarding lot

approved. As indicated, it is generally in the southwestern part of the city. For the purpose of summarizing the plan, there are contemplated 750 units with 6 planning areas, lot sizes ranging from 5500 square feet to 7200 square feet. The new specific plan has increased the lots from 5,000- to 6,000-, and in some cases, 10,000-square-foot lots, reflective of the city's interests and needs. Circulation to the site is provided by Ethanac and Mapes. The proposed park area is adjacent to San Jacinto River, 11.5 acres in size. There is a 1,000-ft. corridor established since it is adjacent to San Jacinto River. The applicant knows this portion will not be used at this time.

sizes and the area adjacent to the San Jacinto Area.

Director Barnes questioned whether or not City Engineer would like to provide additional information regarding the San Jacinto River. One of the items raised by the applicant with the Planning Commission was regarding the medians. They were originally asking that medians to be improved throughout. At this point they are asking for entry statements only. The Planning Commission has reviewed the plan in its entirety and would recommend that the City Council adopt a Resolution and approve the Specific Plan Amendment subject to all conditions contained in the Staff's report. The applicant is present and would probably want to address the City Council.

Director Barnes asked City Engineer Motlagh if he would like to provide additional information regarding the San Jacinto River. She stated the applicant raised a question regarding medians. The Planning Commission has reviewed the plan in its entirety and requests that the Council adopt a Resolution and approve the Specific Plan Amendment subject to all conditions contained in the Staff's report.

Mayor Busch called for any additional staff input.

Mayor Busch called for any additional staff input.

City Engineer Motlagh stated two conditions needed to be noted. The first condition would be the setback area for San Jacinto River and the extension of Ethanac from this project or San Jacinto River up to Goetz Road meeting the improvements currently under construction by Classic Pacific. This is a 5-year crossing that provides the site with reasonable access most of the time. He stated he would be happy to respond to any questions.

City Engineer Motlagh stated two conditions need to be noted. First the setback area for San Jacinto River and the 5-year crossing.

PUBLIC COMMENT:

No Public Comment

Mayor Busch asked the Developers if they would like to speak.

Mayor Busch asked if the Developers would like to speak.

Richard Robatta, Benchmark Pacific Project Applicant, along with Doug Avis, President of Benchmark Pacific, Bryan Rupp, and Andy Anderson with TMG Communications, all came forward with a PowerPoint presentation on the project. Mr. Robatta pointed out the area which represented the 500-ft. corridor required for the San Jacinto area on either side, for a total of 1,000 ft. He stated that less than 30 days ago, the 1,000 ft. changed. This has a considerable effect on the Parks agreement plan. They requested to go back to the original agreement for 2 years, the 500 ft. originally agreed upon. Their second request was in regards to the extension of Ethanac Road over the San Jacinto River. He expressed concern that the permit would be impossible to grant for the crossing. The request is to add verbiage to the condition which requires Ethanac crossing to be constructed

Richard Roebatta expressed concern regarding the original agreement they had for 2 years, originally a 500-ft. corridor required for the San Jacinto area on either side, for a total of 1,000 ft. He requested verbiage be added to the condition which requires Ethanac crossing to be constructed allowing City Engineer Motlagh some flexibility in case the permit is not obtainable in a reasonable amount of time.

allowing the City Engineer some flexibility in case the permit is not obtainable in a reasonable amount of time. He stated he would be happy to answer any questions regarding the project.

COUNCIL QUESTIONS AND COMMENTS:

Council Questions/Comments

Mayor Pro Tem Landers suggested that Council consider the applicant's requests regarding honoring the original agreement of 500 ft. on either side for the San Jacinto corridor project, as well as give in to the request for alternative site access, should they not be able to access Ethanac Road.

Mayor Pro Tem Landers suggested that Council consider the applicant's request regarding honoring the original agreement of 500 ft.

Mayor Busch questioned if there were any maps demonstrating how the plans affect this area.

Mayor Busch questioned if there were any maps demonstrating how the plans affect this area.

Community Development Director Barnes responded that the issue is protecting the San Jacinto River Plan and the City's ability to provide drainage throughout. She further commented that it is not a matter of what the City is willing to impose; it is a matter of permits. She stated she did not realize they lost that much of the site.

Community Development Director Barnes responded it is not a matter of what the City is willing to impose; it is a matter of permits.

City Engineer Motlagh responded that he wanted to caution the Council that changing the 1,000 ft. to 500 ft. may jeopardize the San Jacinto River Plan.

City Engineer Motlagh responded that he wanted to caution the Council that changing the 1,000 ft. to 500 ft. may jeopardize the San Jacinto River Plan.

Mayor Busch asked how the plan adopted for the flood plan and the multi-species fits into the San Jacinto Corridor.

Mayor Busch asked how the plan adopted for the flood plan and the multi-species fits into the San Jacinto Corridor.

City Engineer stated that 1,000 ft. is the outside limit. He stated the City would not know the actual footage needed until seven months from now. He further explained that this not only affected the City, but Riverside County and other jurisdictions as well.

City Engineer Motlagh stated that 1,000 ft. is the outside limit. He stated the City would not know the actual footage needed until seven months from now.

Mayor Busch questioned who had indicated that 1,000 ft. was the recommended footage required.

Mayor Busch questioned who had indicated that 1,000 ft. was the recommended footage required.

City Engineer Motlagh responded the Riverside County Staff, Flood Control, County Transportation, and Property Owner's Association were the agencies that made their recommendations. They considered 1,000 ft. the outside limit and want the City to consider staying away from that area until we know, which could take seven or eight months from now.

City Engineer Motlagh responded the Riverside County Flood Control staff, County Transportation, and Property Owner's Association were the agencies that made the recommendations.

Councilmember Rita Rogers questioned if the 11-acre park was going to be dedicated to the City of Perris, and if we would retain ownership in case we needed to use it at another time for the storm drain, wouldn't we be able to use it for this anyway?

Councilmember Rita Rogers had a question about the 11-acre park.

City Engineer Motlagh responded yes. He stated we should be able to change the language to give everyone some leeway. He stated the Council can decide what modifications are needed in order to make each project proceed.

City Engineer Motlagh stated we should be able to change the language to give everyone some leeway.

Mayor Bush questioned the concerns the Developer brought up about street entrances.

Mayor Busch questioned concerns the Developer brought up about street entrances.

City Engineer Motlagh stated that if City Attorney Eric Dunn is comfortable with the language stating that the developers can proceed at their own risk, he would be, too. Grading permits and recordations would need to be postponed; however, Tentative Maps could be approved conditionally without jeopardizing anyone's interests or development ability.

City Engineer Motlagh stated that if City Attorney Dunn is comfortable with the language stating that the developers can proceed at their own risk, he would be too. Grading permits and recordations would need to be postponed.

City Engineer Motlagh responded to the Ethanac Project concerns, stating that it is a far superior road to Watson Road. He suggested to the Planning Commission to extend Ethanac West to Highway 74. He stated this would be a better alternative than having to go through Watson and "A" Street because they are not designed to handle the level of traffic. He stated Ethanac would be the only reasonable access.

City Engineer Motlagh responded to the Ethanac Project concern. He suggested the Planning Commission extend Ethanac West to Highway 74.

City Councilmember Yarbrough stated that the Council needed to let the Developer know they are willing to compromise, but they should get on with the project. He further stated the River Project needed to move along with whatever language was needed to proceed.

City Councilmember Yarbrough stated the River Project needed to move along with whatever language was needed to proceed.

Mayor Busch called for a motion.

Mayor Busch called for a motion.

City Attorney Eric Dunn stated that if the language were to be changed as City Engineer Motlagh proposed, to leave the line at 500 ft. and proceed at his own risk, the lines would be subject to modification in the future if necessary for the San Jacinto River Project. Attorney Dunn explained that if that happens and the 500 ft. is widened to 1,000 ft., the park would be lost. The modifications of plans would need to include that potential if necessary. Regarding the Ethanac condition, he would recommend a time limit be put on the change in language. He asked that City Engineer Motlagh confirm a recommended time frame.

City Attorney Dunn wanted to make clear that if the 500 ft was expanded to 1,000 feet, the park could be lost.

Mayor Busch asked City Attorney Dunn if he would recommend a motion be made with the exception that the wording be adopted per the City Engineer and the City Attorney.

Mayor Bush asked City Attorney Dunn if he would recommend a motion be made with the exception that the wording be adopted per the City Engineer and the City Attorney.

City Attorney Eric Dunn stated regarding the 500 ft., he would be comfortable with the motion; however, regarding the time, he questioned if the developer had some input the Mayor was willing to hear.

City Attorney Eric Dunn stated he would be comfortable with a motion regarding the 500 feet, but questioned if the developer had input as to the time frame.

Mr. Robatta stated he agreed with City Engineer Motlagh in regards to the time; however, his concern was, would it be approved, not the time frame.

Mr. Robatta stated he agreed with City Engineer Motlagh in regards to the time frame, but expressed concern about it being approved.

Mayor Busch requested a motion to include a time that would be agreeable to City Engineer and the Developer.

Mayor Busch requested a motion to include a time that would be agreeable to City Engineer and the Developer.

City Engineer Motlagh stated his approval conditions are making the 1,000 ft. to 500 ft., and at the end of the condition would add that no permits shall be issued or maps recorded until the San Jacinto River Plan is approved, at which time this project may have to be revised to accommodate the requirements of the River Plan as approved by City Council.

City Engineer Motlagh stated his approval conditions are making the 1,000 ft. to 500 ft. and at the end of the condition to add that no permits shall be issued or maps recorded until the San Jacinto River Plan is approved, at which time, this project may have to be revised to accommodate the requirements of the River Plan as approved by City Council.

Mayor Pro Tem Landers stated City Council needed to direct staff and Developers work out the roads.

Mayor Pro Tem Landers stated City Council needed to direct staff and Developers work out the roads.

Richard Robatta stated that they were told previously 500 ft., 1,000 ft. corridor. He felt the recommendation made by City Engineer Motlagh would make matters worse.

Richard Roebatta stated they were told previously 500 ft.

City Councilmember Yarbrough asked City Attorney Dunn where it would be appropriate to insert the motion.

City Councilmember Yarbrough asked City Attorney Dunn for direction for inserting the motion.

City Attorney Dunn stated the motion should be part of the Ordinance.

City Attorney Dunn stated the motion should be part of the Ordinance.

The Proposed Resolution Number 3258 is entitled:

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED DECLARATION (2148) AND GENERAL PLAN AMENDMENT NUMBER 04-0079 TO REVISE THE RANGE OF RESIDENTIAL LOT SIZES AND PROPERTY AREA DEVOTED TO VARIOUS LAND USES ON 221 ACRES OF LAND GENERALLY SOUTH OF MAPES ROAD, EAST OF MCPHERSON ROAD, NORTH OF ETHANAC ROAD, AND WEST OF RIVER ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution Number 3258, approving Mitigated Negative Declaration 2148 and General Plan Amendment Number 04-0079 to revise the range of residential lot sizes and property area devoted to various land uses on 221 acres of land generally south of Mapes Road, east of McPherson Road, north of Ethanac Road, and west of River Road, and making findings in support thereof.

M/S/C: (Yarbrough/Rogers) to approve the Proposed Resolution 3258 approving mitigated negative declaration 2148 and General Plan Amendment Number 04-0079 to revise the range of residential lot

Approval of Resolution Number 3258.

Approved: 5-0

sizes and property area devoted to various land uses on 221 acres of land generally South of Mapes Road, East of McPherson Road, North of Ethanac Road, and West of River Road, and making findings in support thereof.

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

The proposed Ordinance Number 1134 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 03-0344 TO REVISE THE RANGE OF RESIDENTIAL LOT SIZES AND PROPERTY AREA DEVOTED TO VARIOUS LAND USES ON 221 ACRES OF LAND GENERALLY SOUTH OF MAPES ROAD, EAST OF MCPHERSON ROAD, NORTH OF ETHANAC ROAD, AND WEST OF RIVER ROAD.

Ordinance Number 1134, approving Specific Plan Amendment No. 03-0344 to revise the range of residential lot sizes and property area devoted to various land uses on 221 acres of land generally south of Mapes Road, east of McPherson Road, north of Ethanac Road, and west of River Road, and making findings in support thereof.

Introduced by: Olivia Barnes, Community Development Director

M/S/C: (Yarbrough/Landers) to approve the First Reading of Ordinance 1134 providing the findings and amending the Specific Plan Amendment No. 03-0344 to revise the range of residential lot sizes and property area devoted to various land uses of 221 acres of land generally south of Mapes Road, east of McPherson Road, north of Ethanac Road, and west of River Road, and direct Staff to modify the conditions to reflect a 500-ft. boundary on the southeast corner of the project and provide flexibility in the language with respect to the Ethanac Road Crossing , which will give us a time frame to allow the developer to work with the agencies that would be reviewed within three years.

Approval of First Reading of Ordinance Number 1134.

Approved: 5-0

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

- C. Consideration and discussion to adopt Resolution Number 3259, introduce the first reading of Ordinance Number 1135, approve Negative Declaration 2151 (Resolution 3260), and approve General Plan Amendment (03-0364), zone Change (03-0365) and Tentative Tract Map 31650 (TTM 03-0366) to convert 15.6 acres of vacant land designated as R4 to R7 to facilitate a proposed subdivision of the land into 61 lots for single-family residential development located at the northwest corner of Delines Drive and Bowen Road. Applicant: John Reichel for Young Homes LLC.

Resolution Number 3259, First Reading of Ordinance Number 1135, approving Negative Declaration 2151, Resolution 3260 and approving General Plan Amendment Zone Change and TTM 31650 to convert 15.6 acres of vacant land designated as R4 to R7 to facilitate a proposed subdivision of the land into 61 lots for single-family residential development located at the northwest corner of Delines Drive and Bowen Road.

The Proposed Resolution Number 3259 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2151); GENERAL PLAN AMENDMENT NO. 03-0364 TO CHANGE THE LAND USE DESIGNATION FROM R4 RESIDENTIAL (4 UNITS PER ACRE) TO R7 RESIDENTIAL (7 UNITS PER ACRE) ON 15.64 ACRES AT THE NORTHWEST CORNER OF DELINES DRIVE AND BOWEN ROAD; AND TENTATIVE TRACT MAP 31650 (03-0366) TO SUBDIVIDE THE ENTIRE 15.64 ACRE SITE INTO 61 RESIDENTIAL PARCELS, AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution 3259, approving Negative Declaration 2151, General Plan Amendment No. 03-0364 to change the land use designation from R4 residential (4 units per acres) to R7 Residential

The Proposed Ordinance Number 1135 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NO. 03-0365 TO CHANGE THE ZONING DESIGNATION ON 15.64 ACRES OF LAND AT THE NORTHWEST CORNER OF DELINES DRIVE AND BOWEN ROAD FROM R4 RESIDENTIAL (4 UNITS PER ACRE) TO R7 RESIDENTIAL (7 UNITS PER ACRE) AND MAKING FINDINGS IN SUPPORT THEREOF.

Ordinance 1135, approving Zone Change No. 03-0365 to change the zoning designation on 15.64 acres of land at the Northwest Corner of Delines Drive and Bowen Road from R4 residential to R7 residential and making findings in support thereof.

Introduced by: Olivia Barnes, Community Development Director

A representative for Young Homes, LLC pointed out a mistake in bookkeeping.

A representative for Young Homes, LLC pointed out a mistake in bookkeeping.

Community Development Director Barnes apologized that the information did not get stricken.

Community Development Director Barnes apologized that the information did not get stricken.

Director Barnes pointed out that after speaking with the Fire Marshall, there are other constraints given ADA requirements, and asked that the information be stricken.

Director Barnes asked that information be stricken regarding some ADA requirements.

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND COMMENTS:

Council Questions/Comments

M/S/C: (Landers/Yarbrough) to approve the Resolution Number 3259, approving Negative Declaration 2151 and approving General Plan Amendment (03-0364), Zone change (03-0365 and Tentative Tract Map 31650 to convert 15.6 acres of vacant land designated as R4 to R7 to facilitate a proposed subdivision of the land into 61 lots for single family residential development located at the Northwest corner of DeLines Drive and Bowen Road.

Approved:5-0

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

M/S/C: (Yarbrough/Landers) to approve the First Reading of Ordinance Number 1135, to amend the zoning designation on 15.64 acres of land at the northwest corner of Delines Drive and Bowen Road From R4 to R7.

Approval of First Reading of Ordinance Number 1135.

Approved: 5-0

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

- D. Consideration and discussion to adopt Proposed Resolution Number 3260, introduce the First Reading of Ordinance Number 1136, approve Mitigated Negative Declaration 2149, regarding Tentative Parcel Map 31832 (PO3-0387, Development Plan Review 03-0388, General Plan Amendment 03-0385 and Zone Change 03-0386, a proposal to subdivide 6 parcels into 5 lots for an industrial park development consisting of 5 buildings totaling 494,218 sq. ft., in addition to a General Plan Amendment and Zone Change from Commercial Community to Light Industrial for the easterly portion of the property to facilitate the development located at the southeast corner of Oleander and Indian Avenues. Applicant: Western Brass.

Resolution 3260, First Reading of Ordinance Number 1136, approving Mitigated Negative Declaration 2149, regarding TTM 31832, Development Plan Review 03-0388, General Plan Amendment 03-0385 and Zone Change 03-0386

The proposed Resolution Number 3260 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION 2149; AND GENERAL PLAN AMENDMENT 03-0385 TO CHANGE THE LAND USE DESIGNATION FOR THE EASTERLY PORTION OF A 24.36 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF OLEANDER AND INDIAN AVENUES, APPROXIMATELY 635 FEET WEST OF PERRIS BOULEVARD FROM COMMERCIAL COMMUNITY TO LIGHT INDUSTRIAL TO FACILITATE THE APPROVAL OF TENTATIVE PARCEL MAP 31832 (Po3-0387) AND DEVELOPMENT PLAN REVIEW 03-0388 TO SUBDIVIDE 6 PARCELS INTO 5 LOTS FOR AN INDUSTRIAL DEVELOPMENT CONSISTING OF 5 BUILDINGS TOTALING 494,218 SQUARE FEET, AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution 3260, approving Mitigated Negative Declaration 2149 and General Plan Amendment 03-0385 to change the land use designation for the easterly portion of a 24.36 acre site located at the southeast corner of Oleander and Indian Avenues, approximately 635 feet west of Perris Boulevard from Commercial Community to Light Industrial to facilitate the approval of TTM 31832 and Development Plan Review 03-0388 to subdivide 6 parcels into 5 lots for an industrial development consisting of 5 buildings totaling 494,218 square feet, and making findings in support thereof.

Introduced by: Olivia Barnes, Community Development Director

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND COMMENTS:

Council Questions/Comments

Mayor Busch questioned if this project had tenants yet.

Mayor Busch questioned whether or not the project had tenants yet.

Roger Prend with Webb and Associates stated they do not have tenants at this moment.

Roger Prend with Webb and Associates stated there were no tenants yet.

M/S/C: (Landers/Yarbrough) to adopt Resolution Number 3260, providing findings and approving Mitigated Negative Declaration 2149 and amending the easterly portion of a 24.36-acre site located at the southeast corner of Oleander and Indian Avenues, approximately 635 feet west of Perris Boulevard from Commercial Community to Light

Adoption of Resolution Number 3260 approving MND 2149 and amending easterly portion of 24.36-acre site from CC to LI.

Approved: 5-0

Industrial to facilitate the approval of Tentative Parcel Map 31832 (P03-0387) and Development Plan Review 03-0388 to subdivide 6 parcels into 5 lots for an industrial development consisting of 5 buildings totaling 494,218 square feet, and making findings in support thereof.

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

The Proposed Ordinance Number 1136 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 03-0386 TO CHANGE THE ZONING DESIGNATION FOR THE EASTERLY PORTION OF A 24.36 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF OLEANDER AND INDIAN AVENUES, APPROXIMATELY 635 FEET WEST OF PERRIS BOULEVARD FROM COMMERCIAL COMMUNITY TO LIGHT INDUSTRIAL TO FACILITATE THE APPROVAL OF A TENTATIVE PARCEL MAP (TPM 31832) AND A DEVELOPMENT PLAN REVIEW (03-0388) TO SUBDIVIDE THE PROPERTY FROM 6 PARCELS INTO 5 LOTS FOR AN INDUSTRIAL DEVELOPMENT CONSISTING OF 5 BUILDINGS TOTALING 494,218 SQUARE FEET, AND MAKING FINDINGS IN SUPPORT THEREOF.

Ordinance Number 1136, approving Zone Change 03-0386 to change the zoning designation for the easterly portion of a 24.36-acre site located at the southeast corner of Oleander and Indian Avenues.

Introduced by: Olivia Barnes, Community Development Director

M/S/C: (Landers/Yarbrough) to adopt Ordinance Number 1136, approving Zone Change 03-0386 to change the zoning designation for the easterly portion of a 24.36-acre site to change the zoning designation from Commercial Community to Light Industrial.

Adoption of Ordinance Number 1136 approving ZC 03-0386.

Approved: 5-0

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

- E. Consideration and discussion to adopt Resolution Number 3261, introduce the First Reading of Ordinance Number 1137, approve Negative Declaration 2153 regarding a proposal to construct a town home development consisting of 7 units on .63 acres, in addition to a Zone Change and General Plan Amendment from R7 to R 14 to facilitate the development, located at the southeast corner of Navajo Road and Sioux Drive. Applicant: David Ross Miller

Resolution Number 3261, introduction of First Reading of Ordinance Number 1137, approve Negative Declaration 2153 regarding proposal to construct a town home development consisting of 7 units on 63 acres, in addition to a Zone Change and General Plan Amendment from R7 to R14.

The proposed Resolution Number 3261 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION 2153 AND GENERAL PLAN AMENDMENT 03-0385 TO CHANGE THE LAND USE DESIGNATION OF 0.63 ACRES LOCATED AT THE SOUTHEAST CORNER OF NAVAJO ROAD AND SIOUX DRIVE FROM R7 TO R14 TO FACILITATE THE DEVELOPMENT OF A 7 UNIT TOWN HOME DEVELOPMENT PROJECT (DPR 04-0166), AND MAKING FINDINGS IN SUPPORT THEREOF.

Resolution 3261 approving Negative Declaration 2153; and General Plan Amendment 03-0385 to change the land use designation of 0.63 acres located at the southeast corner of Navajo Road and Sioux Drive from R7 to R14.

Introduced by: Olivia Gutierrez, Community Development Director

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND COMMENTS:

Council Questions/Comments

Mayor Busch asked David Ross Miller the price range of the homes.

Mayor Busch asked David Ross Miller the price range of the homes.

M/S/C: (Landers/Motte) to approve Resolution Number 3261, approving Negative Declaration 2153; and General Plan Amendment 03-0385 to change the land use designation of 0.63 acres located at the southeast corner of Navajo road and Sioux drive from R7 to R14 to facilitate the development of a 7 unit town home development project (DPR 04-0166), and making findings in support thereof.

Approval of Resolution Number 3261 approving Negative Declaration 2153; and GPA 03-0385.

Approved: 5 -0

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

The proposed Ordinance Number 1137 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 04-0165 TO CHANGE THE ZONING DESIGNATION OF 9.63 ACRE LOCATED AT THE SOUTHEAST CORNER OF NAVAJO ROAD AND SIOUX DRIVE FROM R7 TO R14 TO FACILITATE THE DEVELOPMENT OF A 7-UNIT TOWN HOME DEVELOPMENT PROJECT, AND MAKING FINDINGS IN SUPPORT THEREOF.

Ordinance Number 1137, approving Zone Change 04-0165 to change the zoning designation of 9.63 acres located at the southeast corner of Navajo Road and Sioux Drive from R7 to R14 to facilitate the development of a 7-unit town home development project.

M/S/C: (Landers/Yarbrough) to approve First Reading of Ordinance 1137 to amend the city zoning map by the designation of .63 acre located at the southeast corner of Navajo Road and Sioux Drive from R7 to R14 to facilitate the development of a 7-unit town home development project, and making findings in support thereof.

First Reading of Ordinance Number 1137.

Approved: 5-0

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

F. **Consideration** and discussion to adopt Resolution Number 3262, introduce the First Reading of Ordinance Number 1138, approve Negative Declaration 2150, amending the General Plan designation of a 250-foot-wide strip of open space along the west side of Goetz Road to R7 Residential to facilitate a future residential tract development. Applicant: Albert A. Webb Associates

Resolution Number 3262, Introducing First Reading of Ordinance Number 1138, approving a Negative Declaration 2150, amending the General Plan designation of a 250- foot.-wide strip of open space along the west side of Goetz Road to R7 Residential to facilitate a future residential tract.

The Proposed Resolution Number 3262 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE

Resolution 3262, approving Negative Declaration 2150; and

DECLARATION 2150; AND GENERAL PLAN AMENDMENT 04-0147 TO CHANGE THE LAND USE DESIGNATION OF A 250 FOOT WIDE STRIP OF OPEN SPACE ALONG THE WEST SIDE OF GOETZ ROAD TO R7 RESIDENTIAL TO FACILITATE A FUTURE RESIDENTIAL TRACT DEVELOPMENT AND MAKING FINDINGS IN SUPPORT THEREOF.

General Plan Amendment 04-0147 to Change the Land Use Designation of a 250-foot-wide strip of open space along the west side of Goetz Road to R7 Residential.

The Proposed Ordinance Number 1138 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 04-0149 TO CHANGE THE ZONING DESIGNATION OF A 250-FOOT-WIDE STRIP OF OPEN SPACE ALONG THE WEST SIDE OF GOETZ ROAD TO R7 RESIDENTIAL, AND MAKING FINDINGS IN SUPPORT THEREOF.

Ordinance 1138, approving Zone Change 04-0149 to change the zoning designation of a 250-foot-wide strip of open space along the west side of Goetz Road to R7 Residential.

Introduced by: Olivia Barnes, Community Development Director

Councilmember Motte and Mayor Pro Tem Landers excused themselves from the room due to a conflict of interest and noted they needed to abstain.

Due to conflict of interest, Councilmember Motte and Mayor Pro Tem Landers noted their abstention and left Council Chambers.

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND COMMENTS:

Council Questions/Comments

M/S/C: (Rogers/Yarbrough) to approve Resolution number 3262, approving Negative Declaration 2150, amending the General Plan designation of a 250 foot wide strip of open space along the west side of Goetz Road to R7 Residential to facilitate a future residential tract development.

Approval of Resolution Number 3262.

Approved 3-0, with noted abstentions from Mayor Pro Tem Landers and Councilmember Motte.

AYES: Yarbrough, , Rogers, Busch

NOES:

ABSTAIN: Landers, Motte

Mayor Busch asked City Attorney Eric Dunn for clarification if it was proper for the City Clerk to note abstained or if the records should reflect that the abstaining councilmembers did not vote at all.

Mayor Busch asked City Attorney Eric Dunn for clarification if it was proper for the City Clerk to note abstained or if the records should reflect that the abstaining Councilmembers did not vote at all.

City Attorney Dunn stated it would be proper to say that the Councilmember abstained due to a conflict of interest, and that it could be specified in the minutes that they left the room.

City Attorney Dunn stated it would be proper to say that the Councilmembers abstained due to a conflict of interest and that it could be specified in the minutes that they left the room.

M/S/C: (Rogers/Busch) to approve First Reading of Ordinance 1138 approving Zone Change 04-0149 to change the zoning designation of a 250-foot-wide strip of open space along the west side of Goetz Road to R7 Residential, and making findings in support thereof.

Approved 3-0, with noted abstentions from Mayor Pro Tem Landers and City Councilmember Motte

AYES: Yarbrough, , Rogers, Busch
NOES:
ABSTAIN: Landers, Motte

Mayor Pro Tem Landers and City Councilmember Motte were asked to return to Council Chambers.

Mayor Pro Tem Landers and City Councilmember Motte were asked to return to Council Chambers.

9. BUSINESS ITEMS: (not requiring a “Public Hearing”):

- A. Consideration and discussion to approve KB Home’s request to issue grading/stock pile permit to move 1,255,000 cubic yards of dirt from KB Home’s various phases within the approved specific plan boundaries.

Consideration and discussion to approve KB Home’s request to issue grading/stock pile permit to move 1,255,000 cubic yards of dirt from KB Home’s various phases within the approved specific plan.

Introduced by: Habib Motlagh, City Engineer

City Engineer Motlagh wanted to clarify the request to come up with a compromise to make sure the neighborhood is preserved through this project.

City Engineer Motlagh wanted to clarify the request to come up with a compromise to ensure the neighborhood is preserved through the project.

Chris Mounts presented a PowerPoint presentation explaining the route to be taken to bring the dirt in. He asked Council if they could get approval as soon as possible. They would like to accelerate the construction of the park and would like to relocate the 7-acre park in the existing May Ranch Park down to **Phase ____**.

Chris Mounts presented a PowerPoint presentation explaining the route to be taken to bring the dirt in. He asked Council for approval as soon as possible.

City Engineer Motlagh asked Council for direction. He would like to see them wait another meeting or two so that they could discuss amending the development agreement to indicate alternate solutions so that Council has more time to evaluate and make a decision. He stated that Chris Mounts gave him the cost of approximately \$8,000.

City Engineer Motlagh asked Council for direction. He would like to see them wait another meeting or two so they could discuss amending the development agreement to indicate alternate solutions.

Chris Mounts stated that was a low figure, due to that cost estimate being concrete only. He offered to take the additional CFD funds and fund it as a CFD improvement (finance it through the CFD).

Chris stated that \$8,000 was a low figure and offered to take the additional CFD funds to fund the project.

City Engineer Motlagh stated that this would definitely help the City if Rider Street Crossing could get approved quickly. He promised he would help them get through the permit process. The City has hired environmental consultants to work through this with Chris. It is believed that in February the permit will be available to do the crossing. He would like to have the time to work with the City Manager on this.

City Engineer Motlagh stated that this would definitely help the City. He suggested he could help them through the permit process.

Chris stated he would like to be able to implement the dirt haul as quickly as possible, considering Council is going dark in August.

Chris stated he would like to be able to implement the dirt haul as quickly as possible.

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

Mayor Busch asked City Engineer Motlagh if he could work with that.

Mayor Busch asked City Engineer Motlagh if he could work with that.

City Engineer Motlagh stated that he would need to work with City Manager and City Attorney Dunn to formulate a simple MOU agreement. He suggested the 2nd meeting in July would be perfect if everyone could get together.

City Engineer Motlagh stated he would need to work with City Manager and City Attorney Dunn in order to formulate a simple MOU agreement and suggested the 2nd meeting in July.

City Attorney Dunn stated the amended Development Agreement with KB Home allows the City to do an operating memorandum to implement certain things that could be brought in that do not require a full-blown Development Agreement amendment. He stated if Council decided to approve this grading plan, this could be dealt with in a memorandum. He stated a memorandum could be sketched out and adopted at one time; however, a Development Agreement amendment would actually take an ordinance, meetings and hearings.

City Attorney Dunn stated the amended Development Agreement with KB Home allows the City to do an operating memorandum to implement certain things that could be brought in that do not require an amendment. The grading could be dealt with in the form of a memorandum. He stated it could be sketched out and adopted at one time; however, a Development Agreement amendment would actually take an ordinance, meetings and hearings.

PUBLIC COMMENT: None

No Public Comment

COUNCIL QUESTIONS AND COMMENTS:

Council Questions/Comments

City Councilmember Rogers asked how the huge earth movers will fit into the construction traffic.

City Councilmember Rogers asked how the huge earth movers will fit into the construction traffic.

City Engineer Motlagh stated the construction traffic would use Perris Valley Channel to the west of the detour and cross Rider street adjacent to Perris Valley Channel.

City Engineer Motlagh stated the construction traffic would use Perris Valley Channel to the west of the detour and cross Rider Street adjacent to Perris Valley Channel.

Councilmember Yarbrough stated he was glad to see the route for the dirt haul was to the south and along the channel, because this would leave very little impact. He expressed concern regarding Barratt not owning the property where the linear park exists. He thought the crossing was critical and needed and would be fine with the changes as long as we can tighten up the deal and get the dirt moved as quickly as possible.

Councilmember Yarbrough stated he was glad to see the route for the dirt haul was to the south and along the channel because this would leave very little impact. He expressed concern regarding Barratt not owning the property where the linear park exists.

Mayor Busch asked City Attorney Dunn for direction in making a motion.

Mayor Busch asked City Attorney Dunn for direction in making a motion.

City Attorney Dunn pointed out that because Council was not approving the permit at this time, no motion was required. He did state that for the next Council Meeting, we needed to bring back a brief operating memorandum approving the grading plan and schedule and lay out some of the deal points that were terms included in a subsequent development agreement.

City Attorney Dunn pointed out that because Council was not approving the permit at this time, no motion was required.

- B. Consideration and discussion to adopt the traffic study and authorize staff to implement signal installation at the intersection of Jarvis and Perris Blvd.

Consideration and discussion to adopt the traffic study and authorize staff to implement signal installation at the intersection of Jarvis and Perris Blvd.

Introduced by: Habib Motlagh, City Engineer

PUBLIC COMMENT: None

No Public Comment.

COUNCIL QUESTIONS AND DISCUSSION:

Council Questions/Discussion

City Councilmember Yarbrough expressed concerns about the traffic stops on the bridge.

City Councilmember Yarbrough expressed concerns about the traffic stops on the bridge.

Mayor Busch asked if there was a way that the traffic light could be elevated so when the people come over the bridge, they would have an idea of what the light timing is.

Mayor Busch asked if there was a way the traffic light could be elevated so when people approach the bridge, they would have an idea of what the light timing is.

City Engineer Motlagh stated there are certain sight distance issues that the Engineer will have to look at.

City Engineer Motlagh stated there are certain sight distance issues that the Engineer would have to look at.

City Councilmember Yarbrough asked if there were signs that will be visible as cars are approaching.

City Councilmember Yarbrough asked if there were signs that will be visible as cars are approaching.

M/S/C: (Motte/Rogers) to approve the consideration of the traffic study and authorize staff to implement the signal installation at the intersection of Jarvis and Perris Blvd.

Approval of the traffic study and authorization of Staff to implement the signal installation at the intersection of Jarvis and Perris Blvd.

AYES: Yarbrough, Landers, Motte, Rogers, Busch
NOES:

Approved: 5-0

Mayor Busch thanked the Planning Commission and Staff for all of the projects they brought forth for this City Council Meeting.

Mayor Busch thanked the Planning Commission and Staff for all of the projects brought to this Council Meeting.

10. PUBLIC COMMENT/CITIZEN PARTICIPATION:

Mr. Dave Stuart, Operations Manager for the Perris Chamber of Commerce, announced upcoming community events

Dave Stuart announced community events.

Robert Turner, Emergency Services Coordinator announced that on July 14th, Public Safety Commission will have a meeting at 6:00 p.m. in Council Chambers. He stated he will do a short presentation on the earthquake predicted to happen between now and September 5th.

Robert Turner, Emergency Services Coordinator, announced that on July 14th the Public Safety Commission will have a meeting at 6:00 p.m. in Council Chambers in which he will give a short presentation on earthquake predicted to happen between now and September 5th.

11. CITY COMMUNICATIONS (Committee Reports, Agenda Items, Meeting Requests and Review, etc.):

City Councilmember Yarbrough requested an agenda item regarding a workshop for the San Jacinto River and Perris Valley Storm Drain. He suggested an ad hoc committee or a task force.

City Councilmember Yarbrough requested an agenda item regarding a workshop for the San Jacinto River and Perris Valley Storm Drain. He suggested an ad hoc committee or a task force.

City Attorney Eric Dunn stated there would be an MOU on the next City Council agenda that has been the subject of many hours of negotiations with the Flood Control District, the County, and property owners. It is an MOU regarding simply the permit. He suggested this would be a good time to introduce the item.

City Attorney made reference to an MOU on the next City Council agenda, and suggested this would be a good time to introduce the item.

Councilmember Yarbrough suggested having a workshop before the meeting.

Councilmember Yarbrough suggested having a workshop before the meeting.

Mayor Busch announced an award dinner for the Public Safety Volunteers to be held at the Oaks on Thursday, July 15.

Mayor Busch announced an awards dinner at the Oaks for the Public Safety Volunteers to be held Thursday, July 15th.

Mayor Busch attended the League of California Cities in Coachella regarding the proposition on the ballot regarding the State not taking City funds. He stated in the months to come they will be requesting citizens' support to prevent the State from being able to raid the City funds.

Mayor Busch referenced the proposition on the ballot with the League of California Cities regarding the State not being able to take over City funds.

Mayor Busch recognized the Planning Commission's newly elected Chairwoman, Judy Haughney.

Mayor Busch recognized the Planning Commission's newly elected Chairwoman, Judy Haughney.

12. CITY MANAGERS REPORT:

City Manager Apodaca announced that the Bob Glass Gymnasium project has begun; the City is now working on the approval of the landscaping for "D" Street through the City Engineer's office; and

City Manager Apodaca announced the beginning of the Bob Glass Gymnasium project; seeking approval of the

the City did receive a grant for \$60,000 grant from RCTC for sidewalk improvements on Perris Blvd and Mildred adjacent to the cemetery. He also mentioned that our particular project submittal received number one on the list of items to be approved.

landscaping for "D" Street; and a \$60,000 grant from RCTC for sidewalk improvements on Perris Blvd and Mildred.

13. CLOSED SESSION:

There was no Closed Session.

No Closed Session

14. ADJOURNMENT:

By unanimous consent the Joint City Council, Redevelopment Agency, PPFA and PPUA Meeting was adjourned at 9:00 p.m.

9:00 p.m. Joint City Council, RDA, PPFA & PPUA Meeting adjourned.

Respectfully Submitted,

Margaret Rey, City Clerk

